

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R21701

Property Information

property address: 1410 S TEXAS AVE

legal description: CAVITT HIGHWAY #6, LOT 6

owner name/address: KASSEN, AHMAD & TARA

1317 MULLINS LOOP S

COLLEGE STATION, TX 77845-3521

full business name: Auto Finance

land use category: COMM-Retail

type of business: used auto sales

current zoning: C-3

occupancy status: occupied

lot area (square feet): 3950

frontage along Texas Avenue (feet): 50

lot depth (feet): 80

sq. footage of building: 1595

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): Brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1975

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☐ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Wood fence

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: metal

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 14

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
